

Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

**Council Chambers
10601 Magnolia Avenue
Santee, California**

August 24, 2005

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:00 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel Vice Mayor/Vice Chairperson/Vice Chair John W. Minto and Council/ Commission/Authority Members Jack E. Dale and Brian W. Jones. Council/Commission/Authority Member Hal Ryan was absent.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Doug Williford, City/Commission/Authority Attorney Scott Smith, Assistant to the City Manager Kathy Valverde, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Director of Fire and Life Safety Bob Pfohl, Director of Human Resources Jodene Dunphy, Assistant to the Executive Director Pamela White, Santee Sheriff's Lieutenant George Foote , City Engineer Cary Stewart, City Planner Melanie Kush, City Clerk/City Commission Secretary Linda Troyan and Deputy City Clerk/Deputy Commission Secretary Patsy.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/ Deputy Commission Secretary.)

The **INVOCATION** was given by Leonard Peterson and Sepedeh Rezai from Santee Bahai Spiritual Assembly and the **PLEDGE OF ALLEGIANCE** was led by Girl Scout Whispers Barnes.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

Mayor Voepel requested Items 1E & 1F be pulled for discussion.

1. CONSENT CALENDAR:

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) Approval of Meeting Minutes:**
 - Santee City Council 8-10-05 Regular Meeting**
 - Community Development Commission 8-10-05 Regular Meeting**
 - Santee Public Financing Authority 8-10-05 Regular Meeting**
- (C) Approval of Payment of Demands as Presented.**
- (D) Approval of the Expenditure of \$54,501.61 to Pay for July 2005 Legal Services.**
- (G) Adoption of a Resolution Accepting the Public Improvements by Southern California Housing Development Corporation for Woodside Avenue Apartments (DR99-06). (Reso 61-2005)**
- (H) Approval to Purchase a Cardiac Monitor/Defibrillator for New Ambulance.**
- (I) Adoption of Resolution Approving Amended and Restated Joint Exercise of Powers Agreement for Heartland Communications Facility Authority. (Reso 62-2005)**

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Jones, the Agenda and Consent Calendar were approved as amended with all voting aye, except Council Member Ryan who was absent.

Removed from Consent Calendar

- (E) Approval of Regional Communications System Expenditures for Fiscal Year 2005-06 and Authorizing the City Manager to Approve Future Regional Communications System Expenditures.**

Mayor Voepel indicated he would like this item brought before Council each year for review and approval.

ACTION: On motion of Mayor Voepel, seconded by Vice Mayor Minto, the Regional Communications System expenditures of \$86,298 for FY 2005-06 were approved with all voting aye, except Council Member Ryan who was absent.

Removed from Consent Calendar

- (F) **Approval of State Homeland Security Grant Funds for Personal Protective Equipment, Discretionary Equipment and Training, and Authorizing the City Manager to Approve Future Grants.**

Mayor Voepel indicated he would like all grants to continue to come before Council for review and comment unless a time constraint would cause the City to lose the grant; in which case, the City Manager would be authorized to approve if within his authority.

MOTION: Mayor Voepel moved to have all grants come to Council for review and comment.

AMENDED MOTION: After further discussion, Mayor Voepel amended his motion to include the caveat that the City Manager has the authority to approve a grant if there is not sufficient time for the department to bring the item before Council.

ACTION: The motion, seconded by Council Member Jones, passed with all voting aye, except Council Member Ryan who was absent.

2. PUBLIC HEARINGS:

- (A) **Tentative Map (TM04-06) and Development Review Permit (DR04-11) for the Development of 10 Detached Residential Condominiums on a 1.08 Acre Site in the R7 Medium Density Residential Zone at 8943-8953 Magnolia Avenue. Applicant: Othman Yousif (Resos: TM – 61-5005, DR – 62-2005)**

The Public Hearing was opened at 7:12 p.m. City Planner Kush presented the staff report. She and Deputy City Manager/Director of Development Services Williford answered Council's questions and concerns, specifically dealing with adequate guest parking spaces and disclosure notices to potential homeowners regarding the potential noise of the business next to the project. Mayor Voepel, with Council's concurrence, directed staff to require that the new trees to be planted on Magnolia Avenue be large Magnolia trees.

PUBLIC SPEAKERS: None

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Jones, the Public Hearing was closed at 7:28 p.m. and the two Resolutions approving Tentative Map TM04-06 and Development Review Permit DR04-1 were adopted with all voting aye, except Council Member Ryan who was absent.

(B) City Initiated Amendment to the Land Use Element of the City of Santee General Plan and an Ordinance Regarding Zone Code Amendment ZCA 05-02 Adding the Comprehensive Commercial Planning Policy to Title 17 of the City of Santee Municipal Code, Chapters 17.06, 17.08 and 17.12. (Reso 63-2005)

The Public Hearing was opened at 7:28 p.m. Deputy City Manager/Director of Development Services Williford presented the staff report.

PUBLIC SPEAKERS: Gordon Hofer and Regina Parisette expressed concerns and asked if this change could affect their properties.

Delores Hoagland requested the City consider a crosswalk in the vicinity of Fanita and Prospect. (non-related to Item 2B; should have spoken under Communication from the Public)

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Jones, the Public Hearing was closed at 7:28 p.m. and the Resolution approving the Comprehensive Planning Policy that would replace Policy 7.2 of the Land Use Element of the General Plan and modify Policy 7.1 by deleting redundant text was adopted, and the Ordinance regarding Zone Code Amendment ZCA 05-02 adding the Comprehensive Commercial Planning Policy to Title 17 of the City of Santee Municipal Code, Chapters 17.06, 17.08 and 17.12 was introduced for First Reading with all voting aye, except Council Member Ryan who was absent.

3. ORDINANCES (First Reading): See Item 2B

4. CITY COUNCIL REPORTS: None

5. CONTINUED BUSINESS:

(A) Parks and Recreation Master Plan (Continued from 8/19/05)

City Manager Till introduced the item and noted that having an updated comprehensive Master Plan will allow Council to be able to analyze and set priorities for the future development, as well as updating current facilities. Director of Community Services gave a report and noted the Master Plan was last updated in 1988.

After much discussion, Council agreed that the City should continue moving forward with the Town Center Park Plan, even though the updated Master Plan may indicate some suggested changes.

MOTION: Council Member Jones moved to approve staff recommendation which authorizes the City Manager to solicit a Request for Proposals to develop a comprehensive Parks and Recreation Master Plan and a citizen survey, and execute professional services agreements not to exceed \$75,000 for the Master Plan and \$15,000 for the citizen survey, of which half will be funded by the private sector; and to appropriate \$90,000: \$45,000 from park in lieu fees and \$45,000 from developer reimbursements.

AMENDMENT: Vice Mayor Minto requested the motion to include that this action does not preclude work from beginning on Town Center Community Park even though portions of that park will be included in the survey and that no projects will be held up waiting for the results of the survey.

ACTION: Council Member Jones accepted the amendment and the amended motion carried with all voting aye, except Council Member Dale who voted no and Council Member Ryan who was absent.

6. NEW BUSINESS: None

7. COMMUNICATION FROM THE PUBLIC:

A. Keith Hudson expressed concerns of a potential rodent problem in his neighborhood due to the feeding of pigeons and asked if the City could assist with the matter. At the suggestion of City Attorney Smith, Mr. Hudson was referred to the Code Compliance Officer.

(Note: See additional Communication from the Public under Item 2B)

8. CITY MANAGER REPORTS: None

9. COMMUNITY DEVELOPMENT COMMISSION:
(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:
(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

Council Members recessed at 8:39 p.m. and convened in Closed Session at 8:45 p.m. with all Members present, except Council Member Ryan who was absent.

12. CLOSED SESSION:

(A) LIABILITY CLAIM (Worker's Compensation)

Pursuant to Government Code Section 54956.95

Claimant: Robert Ironside

Agency Claimed Against: City of Santee

(B) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Government Code Section 54956.8)

Property: Property bounded by Cuyamaca Street, Street A, Civic Center Drive and the San Diego River

Agency Negotiators: City Manager

Negotiating Parties: City of Santee, County of San Diego & Ryan Companies

Under negotiation: Price and terms of payment

Reconvened into Open Session at 9:43 p.m. Mayor Voepel indicated that direction was given to staff on both items.

13. ADJOURNMENT: There being no further business, the meeting was adjourned at 9:44 p.m.

Date Approved: September 14, 2005

/s/Linda A. Troyan
Linda A. Troyan, Commission Secretary
and for Authority Secretary Keith Till